



FOR OFFICE USE ONLY  
CASE NO. 02-152  
DATE SUBMITTED 7/22/02

8:45AM  
SAS

## REZONING APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS

If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission or City Council. The following items must be submitted by an established filing deadline date for consideration:

- ☒ Application completed in full.
- ☒ \$500.00 application fee.
- ☒ Two (2) copies of a fully dimensioned map on 24" x 36" paper showing:
  - a. Land affected;
  - b. Legal description of area of proposed change;
  - c. Present zoning;
  - d. Zoning classification of all abutting land; and
  - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- ☒ Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- ☒ The attached Rezoning Supporting Information sheet completed in full.

### APPLICATION DATA

#### APPLICANT'S INFORMATION:

Name Mr. Steve Arden, General Partner, EDELWEISS GARTENS VENTURE  
Street Address 311 Cecilia Loop  
City College Station State TX Zip Code 77845  
E-Mail Address \_\_\_\_\_  
Phone Number 846-8788, Ext. 24 Fax Number 846-0652

#### PROPERTY OWNER'S INFORMATION:

Name Same as above  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
E-Mail Address \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

This property was conveyed to owner by deed dated 5/29/2001 and recorded in Volume 4167, Page 212 of the Brazos County Deed Records.

General Location of Property: Northeast of Wellborn Road and southeast of Graham Road

Address of Property: none 3850 Victoria Ave

Legal Description: 19.451 Acres out of the ROBERT STEVENSON LEAGUE, Abstract No. 54

Total Acreage: 19.451 Acres

Existing Zoning: R&D, R-1 Requested Zoning: R-2

Present Use of Property: Undeveloped

Proposed Use of Property: R-2 Residential with wood fence & vegetative buffer between different

## REZONING SUPPORTING INFORMATION

1.) List the changed or changing conditions in the area or in the City which make this zone change necessary.

Prospective single family owners will be hesitant to purchase homes backing up to the  
impending Hwy 40 and the M-1 zoned property fronting Graham Road. This is especially true  
since the Edelweiss Gartens development will precede construction of the Highway and to  
the buyers, the thought of a future elevated exchange will be a significant deterrent.  
Providing for duplex zoning, a logical gradation of zoning between the highway and  
single family homes will create a much more desirable neighborhood.

2.) Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

The overall density for Edelweiss Gartens is within the Comprehensive Plan.

List any other reasons to support this zone change.

Recent City committee meetings have stressed the importance of buffering single family  
residences from major traffic arteries and undesirable business uses. This proposal is  
more logical and does meet the intent of those recent discussions.

In addition, a 6' wood fence and vegetative buffer would be provided between the  
different Zoning Districts.

*The applicant has prepared this application and supporting information and certifies that the facts stated herein and exhibits attached hereto are true and correct. IF APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, APPLICATION MUST BE ACCOMPANIED BY A POWER OF ATTORNEY STATEMENT FROM THE OWNER.*

*J. Stephen Anderson*  
Signature of owner (or agent) or applicant

1/22/02  
Date